



Howard County Council

George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Calvin Ball, Chairperson
District 2
Jon Weinstein, Vice Chairperson
District 1
Jennifer Terrasa
District 3
Mary Kay Sigaty
District 4
Greg Fox
District 5

Minutes (Approved)
Special Public Hearing – Downtown Columbia
Thursday, September 22, 2016, 6:00 p.m.
Banneker Room

Members Present: Calvin Ball, Council Chairperson; Jon Weinstein, Vice Chairperson (by phone); Greg Fox, Council Member (by phone); Mary Kay Sigaty, Council Member; and Jennifer Terrasa, Council Member.

Staff Present: Jessica Feldmark, Administrator; Theo Wimberly, Legislative Analyst; Craig Glendenning, County Auditor; Gary Kuc, County Solicitor; and Kel Habicht, Administrative Support.

I. Call to Order at 6:09 p.m.

II. Pledge of Allegiance led by Council Chair Calvin Ball.

III. Legislation

- A. Council Bill 43-2016 – Introduced by Jennifer Terrasa; AN ACT amending the Downtown Columbia Plan to establish an Affordable Housing Inclusionary Zoning provision for Downtown Columbia, under certain conditions; amending certain Community Enhancements, Programs, and Public Amenities (CEPPAs) requirements regarding affordable housing; and generally relating to planning, zoning and land use in Howard County.
- B. Council Bill 44-2016 (ZRA 162) – Introduced by Jennifer Terrasa; AN ACT amending the Howard County Zoning Regulations' New Town (NT) District Downtown Revitalization regulations to include a 15 percent Affordable Housing Inclusionary Zoning provision for Downtown Columbia, under certain conditions; and generally relating to the NT District.

- C. Council Bill 45-2016 – Introduced by Jennifer Terrasa; AN ACT amending the Howard County Code’s Downtown Columbia provisions regarding affordable housing payments required by Community Enhancements, Programs, and Public Amenities (CEPPAs) to reflect an inclusionary zoning provision for Downtown Columbia; and generally relating to affordable housing in Downtown Columbia.

- D. Council Bill 52-2016 – AN ACT amending the Downtown Columbia Plan, a General Plan Amendment, to revise the Downtown Columbia affordable housing program; setting forth methods for the development of affordable housing; revising the Downtown Revitalization Phasing Progression to reflect the timing of affordable housing development; amending certain Community Enhancements, Programs and Public Amenities to reflect the methods for the development of affordable housing; and generally relating to planning, zoning and land use in Howard County.

- E. Council Bill 53-2016 – AN ACT amending PlanHoward 2030, the general plan for Howard County, in order to amend the number of housing unit allocations available to developers of new residential units in Downtown Columbia for the period 2015 - 2030; and generally relating to planning, zoning and land use in Howard County.

- F. Council Bill 54-2016 (ZRA 170) – AN ACT requiring a new configuration of affordable housing in Downtown Columbia under certain conditions with certain alternatives; amending and providing for certain parking requirements related to residential units in Downtown Columbia; providing certain requirements for certain plans; requiring that certain types of construction provide for art in the community; and generally relating to the Howard County Zoning Regulations.

- G. Council Bill 55-2016 – AN ACT amending the County Code by clarifying that certain moderate income housing units are provided in certain Zoning Districts as required by the Howard County Zoning Regulations or when required by certain plans; exempting Downtown Columbia from a certain provision of the Adequate Public Facilities Ordinance; amending certain payments for affordable housing required by each developer of residential property within Downtown Columbia under certain conditions; and generally relating to development in Downtown Columbia.

- H. Council Resolution 103-2016 – A RESOLUTION approving and authorizing the execution of a Development Rights and Responsibilities Agreement by Howard Research And Development Corporation and Howard County in accordance with Title 16, Subtitle 17 of the Howard County Code; authorizing the Executive to make changes to the Agreement, under certain conditions; authorizing the County Executive to execute the Agreement; providing for the effective date of this Resolution, and generally relating to the Agreement.
- I. Council Resolution 104-2016 – A RESOLUTION pursuant to Section 4.201 of the Howard County Code, authorizing the County Executive’s sale of certain real property known as the “Flier Building” owned by Howard County, Maryland, containing approximately 2.159 acres, and located at 10750 Little Patuxent Parkway, Maryland; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code; and providing that the County Executive is not bound to sell the property if he finds that it may have a further public use.
- J. Council Resolution 105-2016 – A RESOLUTION adopted pursuant to Sections 12-201 et seq. of the Economic Development Article of the Annotated Code of Maryland (the “Tax Increment Financing Act”) and Sections 21-501 et seq. of the Local Government Article of the Annotated Code of Maryland (the “Special Taxing District Act”, and collectively with the Tax Increment Financing Act, the “Acts”) providing for the designation of contiguous property in the downtown Columbia area of Howard County as a development district for purposes of the Tax Increment Financing Act (the “Development District”) and for the designation of a separate area within the development district as a special taxing district for the purposes of the Special Taxing District Act (the “Special Taxing District”, and collectively with the Development District, the “Districts”); creating certain special funds pursuant to the Acts; providing for the deposit and use of moneys in such special funds; pledging that the County will allocate and divide property taxes on real property within the Development District so that the portion of the real property taxes levied on the amount by which the assessable base of the real property in the Development District exceeds the original taxable value (the “Tax Increment”) will be allocated and paid into one of the special funds, and providing for the levy and collection of special taxes or ad valorem taxes to be deposited to the other special fund in the event the real property taxes levied on the Tax Increment are or will be insufficient to pay debt service on certain bonds issued under the Acts; and providing for, finding, and determining matters in connection therewith.

- K. Council Bill 56-2016 – AN ORDINANCE levying and providing for the collection of a special tax on property within the special taxing district in the downtown Columbia area of Howard County, Maryland known as the “Crescent Special Taxing District” (the “Special Taxing District”) pursuant to the Rate and Method identified herein and for various matters relating thereto; authorizing and empowering the County to issue up to \$90,000,000 of its special obligation bonds at a maximum interest rate not to exceed 12% per annum in order to finance or reimburse the cost of certain public improvements relating to the Special Taxing District and the Development District (as defined herein) and other costs permitted under the Acts (as identified herein); providing that such bonds and the interest thereon shall never constitute a general obligation of the County or a pledge of its full faith and credit; providing for the further specification, prescription, determination, provision for or approval of various other matters, details, documents and procedures in connection with the authorization, issuance, security, sale and payment for any such bonds; making certain legislative findings; and generally providing for the levy, imposition, collection and application of such special tax and the issuance of an initial series of bonds in accordance with the Acts identified herein.

IV. Testimony

- A. Andy Stack, Chairman, Board of Directors, Columbia Association - 6450 Tauler Court, Columbia, MD
- B. Mallory Smith - 4710 Bounty Court, Ellicott City, MD
- C. Laurel Pulford - 13135 Williamfield Drive, Ellicott City, MD
- D. Andrea Ingram, Executive Director, Grassroots Crisis Intervention Center - 7661 Kindler Road, Laurel, MD
- E. Shari Zaret - 10087 Hatbrim Terrace, Columbia, MD
- F. Catherine Smith - 4710 Bounty Court, Ellicott City, MD
- G. Jean Parker, General Manager, Merriweather Post Pavilion - 773 Chessie Crossing Way, Woodbine, MD
- H. Marlys East, Managing Director, Columbia’s 50th Birthday - 7650 Sweet Hours Way, Columbia, MD
- I. Lynda Maxwell - 11169 Oakenshield Circle, Columbia, MD

- J. Josh Tzucker - 7665 Midtown Road, Fulton, MD
- K. Barbara Nicklas, Senior General Manager, The Mall in Columbia - 10300 Little Patuxent Parkway, Columbia, MD
- L. Lin Eagan - 5422 Smooth Meadow Way, Columbia, MD
- M. Joseph Murray - 6504 Quiet Hours, Columbia, MD
- N. Katherine Flanagan - 5645 Open Sky, Columbia, MD
- O. Tom O'Connor - 4637 Old Dragon Path, Ellicott City, MD
- P. David Feehan, Management Consultant, Downtown Columbia Partnership - 1626 White Oak Vista Drive, Silver Spring, MD
- Q. Darrell Nevin - 11005 Hidden Fox Court, Ellicott City, MD
- R. Barbara Kellner - 10061 Windstream Drive, Columbia, MD
- S. Dave Simmons, Programming Manager, Columbia Festival of the Arts - 5575 Sterrett Place, Columbia, MD
- T. Linda Odum - 10129 Hyla Brook Road, Columbia, MD
- U. Jerry Krasnick, Banneker/Wyndham Community Association - 6057 Shepherd Square, Columbia, MD
- V. Brian Dunn - 9402 Sunfall Court, Columbia, MD
- W. Lynnea Culhane - 6078 Shepherd Square, Columbia, MD
- X. Thomas Peters, President, Board of Directors, Wyndham Condominium Association - 5802 Wyndham Circle, Apt. 105, Columbia, MD
- Y. Matthew Schweiss – 6201 Woodleigh Drive, Columbia, MD
- Z. Rochelle Ginsburg - 5413 Spindrift Place, Columbia, MD

AA. Stephen Budorick, Chief Executive Officer, Corporate Office Properties Trust - 6711
Columbia Gateway Drive, Suite 300, Columbia, MD

BB. Lisa Markovitz, President, The People's Voice, LLC - 2948 Normandy Drive, Ellicott
City, MD

CC. Valerie Lucien - 3151-1 Burgess Mill Way, Ellicott City, MD

DD. Kirk Fechter - 6206 Sunny Spring, Columbia, MD

EE. Lena Kennedy - 6174 Clearsmoke Court, Columbia, MD

FF. Von Doan, PTA Council of Howard County - 5451 Beaverkill Road, Columbia, MD

GG. Christine Piatko - 11804 Blue February Way, Columbia, MD

V. Adjourned: 9:30 p.m.